

COUNCIL MINUTES
NOVEMBER 20, 2014

The City Council held a special meeting on Thursday, November 20, 2014, at 6:00 p.m. at the Festival Hall, 105 North 100 East, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson; Council Members: Ron Adams; Fred Rowley; John Black; Don Marchant; Member Paul Cozzens.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; Finance Director Jason Norris; Events Director Byron Linford; Leisure Services Director Dan Rodgerson; Fire Marshal Mike Phillips; Economic Development Director Danny Stewart.

EXCUSED: Council Member Don Marchant.

OTHERS PRESENT: Regina Jackowiak, Tom Bemis, Deborah Bemis, Bruce W. Barclay, Cindy Laffoon, H. Roice Nelson, Jr., John Schmidt, Jennie Hendricks, Deborah Snider, Yvonne Simonds, Mark Baruffi, Max Sanchez, Tim Cretsinger, Tony Salso, Kristine Barsky, Steve Barsky, Lisa Pedersen, L. Langnsch, Diane Gil, Amber Fischer, Jarom Hlebasko, Connie Childs, Ron Pisaturo, Linda Wilson, Scott Wilson, Orion Gallagher, Chelsie Gallagher, Dee Lowe, Randy Lowe, Jeff Lowe, Heather Stein, Justin Stein, Jane Hawkes, Nelson Acevedo, Salle Acevedo, Kathleen Christensen, Darin Day, Jeff Pedersen, LeShell Murray, Roger Fischer, Seth Ohms, Lynne Brown.

CALL TO ORDER: Mayor Wilson called the meeting to order at 6:07 p.m.

DISCUSS STRATEGIC PLAN: Mayor – This meeting is to discuss the City's strategic plan and will help us to plan the future of the City. John and Ron have to attend another meeting and will be excused at 6:30 p.m. We have comment cards in the back and a copy of the strategic plan draft. We have also set up a website, www.strategicplan@cedarcity.org where you can email comments and suggestions. We began this process in January at a City Council retreat to address items the elected officials have identified from their constituents. We have created this draft document and are now seeking community input. The document will go through many revisions before it's finalized. Rick – Our expectation for this process is to come up with a final strategic plan document. It's an opportunity to formalize why we exist as a City, and what we want to do in the future. We have done a mission statement in the past that defined the City's values and we have needed to update it. It is important for staff, community, and elected officials. One of the reasons we wanted to go through this process is to get feedback about how we are doing in the City. We value your input. Tonight and on December 2nd at the next meeting, and also through email we will take the comments and modify the strategic plan as needed. In our first meeting we decided the strategic plan would be for a period of five years. Then we can make adjustments. This will be a guiding document for our services and for budget decisions. When we ask departments what they need at budget time, the wants are always more than the funds available. The

City's mission statement was the primary focus for the Council retreat and we evaluated it and came up with values that we felt were important for Cedar City, and we need to be held accountable about them. We get comments, both positive and negative, and we are open to input of all kinds. It's great to have that dialogue. When the community understands the reasons we do things, it helps clarify and enhances understanding. For example, recently we had a water leak on Main Street and the home owner was concerned about the time it was taking for the encroachment process for the contractor. We told him that UDOT deals with Main Street since it is a state road. This made the owner understand why the repair was delayed.

We will review each section of the draft document. I will point out that, even though it seems like a long document, we tried to keep it simple. We may not include your specific project in our plan but we will make a note of it through your suggestions and list it in the budget process. Based on the funding available, the needs will be prioritized. A key part of this process is feedback. We live here as well and we think we have a great community but we are open to suggestions. Does anyone have any questions about the first page?

Steve Barsky - This is a great document and it has good goals but what about a more detailed plan? Rick - The strategic goals are listed by category. We are interested in wise economic growth. Ron Pisaturo - Will there be an opportunity to express concerns about the document as a whole? Mayor - Yes, we will go through it section by section and then you can discuss the document as a whole at the end.

Connie Childs - On the vision portion, you note at the end "allowing individuals and families to prosper." I think that should include businesses. Rick - Good point. Anyone else? Kathleen Christensen - My concern is about economic development. The local aquifers dropping and we are running out of water. How about planning for enough water for sustained growth, with quality of life? Rick - One of our infrastructure goals is to stabilize the aquifer. We want to screen industries that use a lot of water and have told people no before, if their business proposal uses too much of this resource. We are sensitive to that. Fred - We have two Council Members who are attending the Water District meeting tonight, in fact.

Rick - The other portion reads, "enhance the citizens' quality of life." Any comments? Orion Gallagher - I am a dog owner, so I have a bias, but we need a dog park. I realize it's been talked about over the years. We don't have a place for dogs to run off-leash. I also have talked to tourists who want a dog park. It is a quality of life issue for the citizens. It would also bring in tourists, which would support local businesses. St. George has five dog parks and Cedar City doesn't even have one.

Regina Jackowiak - I am with the American Youth Soccer. We would like to see additional fields across from Bicentennial Fields and/or lights on Bicentennial. Not only would American Youth Soccer benefit, so would other organizations. It would also help bring people in for which would improve our economy. It would also help with the Summer Games. The soccer teams could also expand their playing time. Currently, our

volunteer coaches have to get off work early so they can coach team practices. Fred – Are the fields being used to capacity during the time-frame from after school until dark? Regina – They are, but it is difficult, due to the lack of daylight.

Seth Holmes – I represent the Horseshoe Club – I would like to see lights at Bicentennial and for also for the horseshoe courts. The horseshoe park is a wonderful facility and a great place to play. But we would like some upgrades like a restroom. It would also be wonderful to have additional tournaments in the nighttime hours if there was lighting. The horseshoe park is located where the old clubhouse was at the Golf Course. We like the location, but would like to have it included with the trail planning. That would be a win-win for everyone.

Rick - The next bullet point is “Improved public infrastructure.” As you can see from the map the future annexation area is many square miles. We are concerned about the cost to provide services to the subdivisions that come in. If we annex a subdivision in outlying areas, that would be non-concentric growth, which would place a burden on city services. I propose that we have a discussion about concentric growth and ease out our annexation boundaries as the demand grows. We can then provide the services that people require without taxing our budget. I know there are realtors and developers that would like to accommodate growth in areas that are further out, but the City has a responsibility to provide services to those areas. Steve Barsky – What is the advantage to the City of growing like that? Why don’t we leave those areas to the County? Rick – That is a good point and some of those areas are in the County. This is just our future annexation area. We would go through a number of public hearing processes to annex them. If we use the concentric growth pattern, we may want to tighten up our current annexation area. You are right, it would be better to acknowledge that they may be better in the County.

Fred – So if someone comes to us and wants to be in the City, we could say it’s not in the strategic plan? Rick – We can acknowledge where our current City boundaries are now, and identify what our growth rate has been. Then we could identify what the community can support based on our current subdivision appraisals and lots. So based on our growth pattern, we could identify a matrix to see what makes sense to the community and to all groups, as well as to the City to provide services in an efficient way. Fred – So we politely decline. Rick – Yes until we have the infield taken care of. Connie Childs – If someone comes in, wanting to be annexed into Cedar City, can we say we are using a quality concentric growth pattern? I think that would help. Cindy Laffoon - Coming from a larger city, I can say that I believe this idea of concentric growth is good. It was a problem in my other city, because the growth wasn’t well thought out. Will the Planning Commission be doing a master plan that addresses the issue of concentric growth? This seems like a separate plan in and of itself.

Rick – The staff and the elected officials would talk about this, and then take a proposal to the Planning Commission so that we all understand what we are talking about. If the Planning Commission doesn’t agree we will stop, but if they do agree we will have public hearings and it would become part of the general plan. That is a good point.

Rick – We have master plans for water, sewer, streets and trails. We have an older Park master plan that we will update. The City is doing a good job of knowing what the plans are for the future. We have a master plan for where fire stations should be placed when the population grows as well. Concentric growth would help with this. Mike Phillips - It costs 1.6 million dollars for a Fire Station without the land. The apparatus at the station is 4.5 to 5 million more. Rick – If we know where the fire stations are needed, based on a well thought out growth pattern, it would be very advantageous to the City.

Cozzens – We had a meeting a few weeks ago for the RAP Tax where we talked about having some of the RAP Tax funds go into a maintenance fund. We don't have a real good plan to care for these facilities and we would love to have input for this as well. Rick – Our goal is to look at every City building and see what needs to be replaced, and how to fund it, so the Council and future Councils can make informed decisions on future development.

Jennie Hendricks – We have some vacant lots, but maybe they are lots that people don't want to purchase. I hope the concentric plans would be tempered with where the people want to live and what they need. There needs to be a balance. John – I don't want to immediately throw out the idea if someone wants an outlying subdivision. But we need to see if it is economic plus for the community. There should be those kinds of discussions. Rick – Supply and demand is something that we need to honor. If there are undesirable lots, why did we allow them in the first place?

Kristine Barsky – I am concerned that there is nothing in the draft about recycling. Lots of people try to use the binnies, but often they full and unusable. I understand the problems, but could we coordinate better? I don't know the status of the landfill, but maybe Iron County could consider a recycling program. Rick – We have something about sustainability in the draft, but we could get more specific. We talked about recycling at Council last night and there will be many more discussions about recycling.

Roice Nelson – I am concerned with water. Most of the water wells are in Cedar Valley and they are tapping water that is 16,000 years old and irreplaceable. We are taking out more than is going in. Gary Player has identified two aquifers not currently being tapped. I think the City should be involved in looking at these things also. Also, we should tie the Cedar City strategic plan into the future plans of other local groups like the Water Conservancy District, Southern Utah University, etc.

Rick – We have had Gary Player at Council meetings and I'd refer you to the minutes to see the discussion.

Roice - Do you have the sidewalks in the street master plan? Rick – It does include sidewalk maintenance. We dedicate \$900,000 per year for the street maintenance program. We know we have some bad sidewalks. Karen Miller, St. George News – Is there a place where the master plans are available to the public? Rick – If they are not on the website now, we'll include them. Bittmenn – They are on the City's website under

engineering and the overall master plan is on the home page. Rick – Some are very large and can be perused at the City Office, such as the water master plan.

Rick – “Insure financial security.” Any comments? Justin Stein – I’ve heard there were programs in the past to offer an incentive to people to occupy the downtown district and to encourage pedestrian traffic there. Rick – A couple of years ago the Economic Development Director at the time, Brennan Wood, asked to use Redevelopment funds to fix storefronts and we have used up all the available funds for that. Our City Councils in the past have been wise and have developed a trust with the public. We have an A+ bond rating and we want to retain that. We have a conservative city council both now and in the past, and we have had and currently have a conservative finance director. It helps us stay in a good position even though it has been difficult at times. We have departments that come to us and say we need added personnel. And we have residents that express concern about response time. Several years ago we had to make personnel cuts and it was painful. In the private sector when there is a poor economy people are laid off, but the residents still need city services, regardless of the economy.

Rick – “Foster community engagement.” That is what we are trying to do here tonight. Fred – And this is a beautiful sight for all of those here participating. Rick – Let me echo that. We try not to operate with blinders on, but we need your input. Some of the decisions we make are complex, and we sometimes have to tell people no and we want them to walk away with an understanding of why we say no. We welcome discussion and what we do in the community is dictated by what the majority of the community wants. Transparency was a key factor of the Mayor’s platform and we want to encourage that. Think about all of this as we go over this draft document. We are open to comments until the middle of December. We will get together at the first of the year and review all the comments and finalize this.

Ron Pisaturo – I’ve lived here for 2 ½ years and this is the greatest place I’ve ever lived. Any criticism I give I hope you take in the right spirit. I don’t think this document captures the virtue of this town. I came here because this town recognizes individual rights and that the fundamental focus of government is to guarantee the rights of the individual. That should be the spirit of this document, and if you stray too far from this you will spend money for improvements that should be done by the property owners. This could be the document of the most left wing government in California. I know that’s not what you want.

Rick – Thanks for all who have commented and if any of you have specific suggestions about concepts or language, email them to us. That will be part of the process.

Tony Salso – I think that we have speakers and microphones and it would be helpful if we could hear through the speaker system. This document lacks the meat of what exactly are we doing? The map is detailed but the rest is not. I think that if we could get the agenda published a little bit earlier so I could go to the website and look and see if my particular issue would come up, it would be helpful. I live by the pond and there is a group of us who live near there who are concerned by the undeveloped city land near

there. There were some talks about building what included a road and parking there. For those of us who bought homes based on the beauty of that area, we don't want to see cars there. I have spoken to the Parks and Recreation group. At one point the City was thinking of using the lot next to me as a driveway. I would like to find out where that is discussed.

Rick – If you go to the Parks and Recreation Advisory Board meeting, they can help you. The P and R Advisory Board is made up of citizens. It is the group that looks at the Parks' master plans. Tony – So the City would not develop without first going to that group? Rick – Correct.

Connie Childs - I wrote a paper about Cedar City in my masters' program at SUU. I want to share that with you and hope you will think about it and use it.

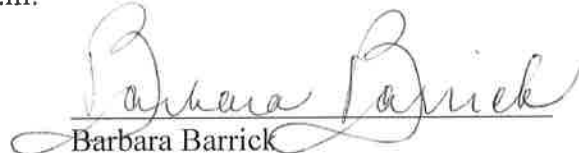
Lynne Brown – I want to back up to parks and recreation. I don't know if the City has an up to date Parks master plan. Outdoor sports are very important to our growth. Visitors come in for the arts but they also like the recreation available here. I would like to see a master plan for the Parks that would include the upkeep of the facilities.

Mark Baruffi – I appreciate the work that has gone into the document, but I am concerned as well with the broadness of it. What would you like us to email you? It seems like there should be bullet points under the bullet points. It needs to not be so broad that it is unattainable. Rick – If you look at each of these bullet points and think there is a specific measurement or project that we should consider in the next five years, let us know. You are right, it is a broad effort to develop our strategic plan. I can tell you there are specifics from each of our departments as we go into the budget process. If you have specifics, we can pass this on to our departments. Fred – This is the broad picture so that we know where we are headed and we will fill in the details as we move forward in time. Rick – Eventually the Parks Director will see from this document that we need an updated Parks master plan and then he would bring that in and we could get specific. As we get into the budget process we can get specific as to each of these bullet points.

Ron – We have condensed this down from four pages and focused on the top priority items. We came up with a starting point. We knew that there would be more details later and we would like to hear more of your details. This is by no means a final document and this is the first time that we have opened this process up to the public. Mayor – We have our five strategic goals. We all came up with lists and these five had the most commonality. If there are other broad categories that you would like to see included, then let us know. We will identify which departments fall within these categories. Each department will be responsible for the specifics after we get through with the community part. Staff will assign goals to departments and then the department will be accountable to achieve those goals. This document includes broad categories that are important to our community. It is important to help us plan where to allocate our resources. We can then structure downwards. When it is finalized it will be in the newsletter, website, and published. It will hold us accountable as your elected officials and City staff.

Jarom Hlbasco – I am in a wheelchair and haven't heard a lot about accessibility. This would concern the trails and what-not. I would like the City to be more conscious of their door systems as well. This building is difficult to access for handicapped residents. I didn't see it in the plan at all. The sidewalk on Main is bumpy too. I appreciate your time. Rick – Jana Leavitt is here and she is a member of the Cedar City Disability Action Committee. They meet once a month. We appreciate your being here and will have another session on December 2nd at the same time.

ADJOURN: The meeting adjourned at 7:20 p.m.


Barbara Barrick
Executive Assistant